

**Glenda Wiles**

**From:** Regina Plettenberg  
**Sent:** Friday, September 26, 2008 2:17 PM  
**To:** Planning; Commissioners Department  
**Cc:** George Corn; Karen Mahar  
**Subject:** RE: 09-23 - John Allendorf - lack of response to written inquiry.pdf

I called Mr. Allendorf and explained our procedure regarding the evaluation meeting I arrange when someone presents a deed for recording or wants to present a deed for recording on one of the tracts created by a family transfer survey before the three year time period mentioned in our regulations. He appreciated my response and asked for a copy of my memo regarding the evaluation. However, he feels that because his neighbors have listed the tracts with a realtor, it shows intent to evade subdivision, even though they have not presented or requested to present a deed for recording. I told him that I don't feel there is anything I can do as Clerk and Recorder at this point.

I have another property that I am watching that is similar to this situation. The realtor of a property owner (who is a family member who received a tract of land thru the family transfer process) called and asked us if it is alright if the family member puts the parcel under contract until the three year period is up. Of course we told her that we could not tell her that that is not evasion. However, I think a lot of individuals out there (attorneys included) feel the three year marker is an automatic time when selling these types of parcels no longer constitutes evasion. As I understand it, if the intent was always to sell it as soon as possible, whether it is three days, three months or three years, is still evasion.

Anyway, I wanted to let you know that you may hear more from Mr. Allendorf regarding this matter.

Thank you,  
 Regina

**From:** Beth Perkins  
**Sent:** Tuesday, September 23, 2008 3:16 PM  
**To:** Planning; Clerk & Recorder Department  
**Subject:** 09-23 - John Allendorf - lack of response to written inquiry.pdf

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**SEP 29 2008**

**Ravalli County Commissioners**

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